



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch plat for eliminating interior lot lines		

APPLICATION INFORMATION		
Applicant/Owner: Mary Alice Fox		Phone:
Address: 506 14th St. NW		Email:
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): CSI-Cartesian Surveys Inc.		Phone: (505) 896-3050
Address: P.O. Box 44414		Email:
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:		List all owners: Mary Alice Fox c/o Robert A. Salinas
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Portions of Lots 11-15		Block: 28
Subdivision/Addition: Perea Addition		Unit:
MRGCD Map No.:		UPC Code: 101305839020044015
Zone Atlas Page(s): J-13-Z	Existing Zoning: R-1A	Proposed Zoning R-1A
# of Existing Lots: 5	# of Proposed Lots: 1	Total Area of Site (Acres): 0.925
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 506 14th St. NW		Between: Lomas Blvd. NW and: Orchard Pl NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Denise King	Date: 11/10/2022
Printed Name: Denise King	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? No if yes, indicate language: _____

X A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

X Zone Atlas map with the entire site clearly outlined and labeled

X Letter describing, explaining, and justifying the request

X Scale drawing of the proposed subdivision plat

X Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

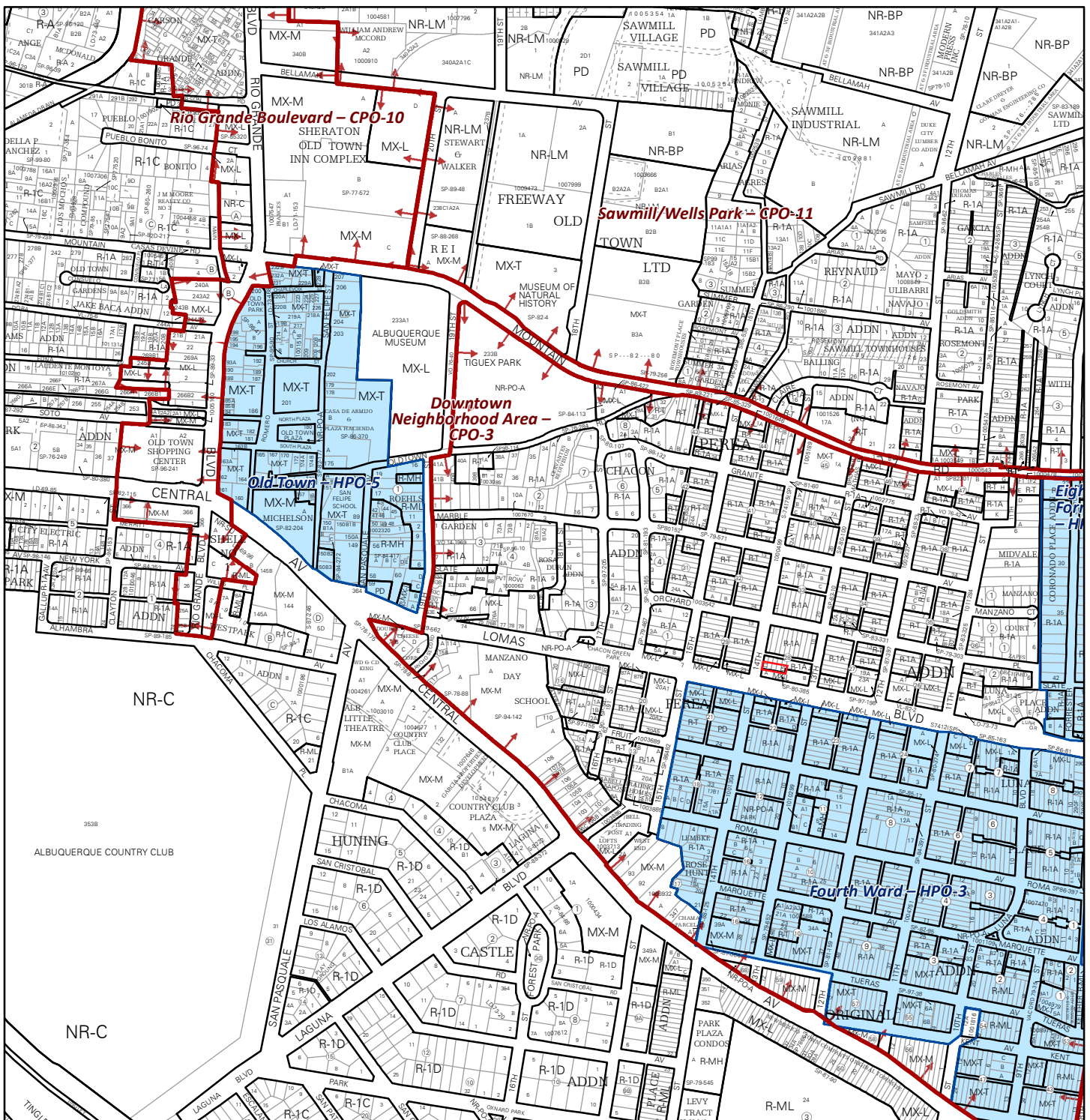
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

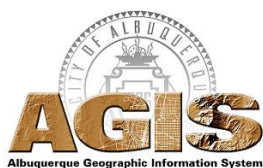
___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

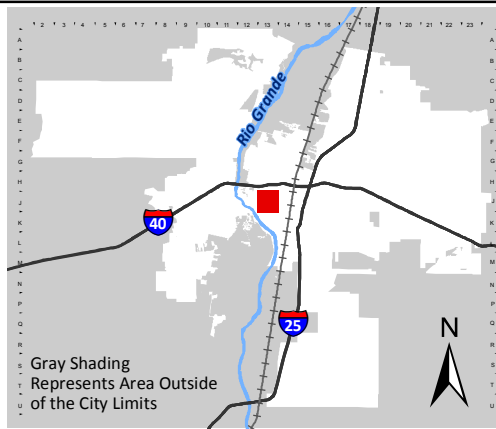


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-13-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

November 11, 2022

Development Review Board
City of Albuquerque

**Re: Sketch Plat Review for Proposed Lot 11-A, Block 28, Perea Addition, located at 506
14th Street NW, just north of Lomas Boulevard NW**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Mary Alice Fox c/o Robert A. Salinas, to request a sketch plat review to create one new lot from the five (5) existing portions of lots. The property is currently zoned R-1A (Residential – Single-Family – Small Lot).

Thank you for your consideration,

Denise King

Legal Description

THE SOUTH THIRTY-FIVE (35) FEET OF THE NORTH SIXTY-EIGHT (68) FEET AND SIX (6) INCHES OF LOTS NUMBERED ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) AND THE SOUTH THIRTY-FIVE (35) FEET OF THE NORTH SIXTY-EIGHT (68) FEET AND SIX (6) INCHES OF THE WEST FIFTEEN (15) FEET OF LOT NUMBERED FIFTEEN (15), IN BLOCK NUMBERED TWENTY-EIGHT (28) OF THE PEREA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1891, IN BOOK C2, PAGE 43. BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

Legal Description (Cont'd)

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE EASTERLY RIGHT OF WAY OF 14TH STREET NW, ALSO BEING THE NORTHWEST CORNER OF LOT A, BLOCK 28 OF PEREA ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 4, 1980, IN BOOK B18, PAGE 65, BEING MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "12-J13" BEARS S 62°30'12" W, A DISTANCE OF 81.91 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT OF WAY, N 11°06'22" E, A DISTANCE OF 34.87 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID RIGHT OF WAY, S 78°49'24" E, A DISTANCE OF 115.02 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE WESTERLY SIDE OF AN APPARENT 10' ALLEY, BEING MARKED BY A REBAR WITH CAP "LS 18374";

Legal Description (Cont'd)

THENCE, COINCIDING SAID APPARENT ALLEY, S 11°04'42" W, A DISTANCE OF 35.15 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT A, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, LEAVING SAID APPARENT ALLEY, AND COINCIDING WITH THE NORTH SIDE OF SAID LOT A, N 78°40'56" W, A DISTANCE OF 115.03 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0925 ACRES (4,027 SQ. FT.), MORE OR LESS.

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.

Easement Notes

1. EXISTING 10' ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT (11/4/1980, B18-65) AND ON PLAT (6/26/1964, C24-81)

Sketch Plat for Lot 11-A, Block 28, Perea Addition Being Comprised of Portions of Lots 11 thru 15, Block 28, Perea Addition City of Albuquerque Bernalillo County, New Mexico November 2022



Vicinity Map - Zone Atlas J-13-Z

ACS Monument " 17-J14 " NAD 1983 CENTRAL ZONE X=1519149.317 * Y=1488866.762 * Z=4957.484 * (NAVD 1988) G-G=0.999683611 Mapping Angle=-0°13'59.00" *U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/1/1891, C2-43)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/4/1980, B18-65)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (5/15/2014, DOC. NO. 2014038721)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▩	WOOD DECK
▧	BLOCK WALL
—//—	WOOD FENCE
—□—	METAL FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊙	ELECTRIC METER
⊕	WATER METER
•co	SAS CLEANOUT
—OR—	SIGN
[CS]	CRAWL SPACE

ACS Monument " 12-J13 " NAD 1983 CENTRAL ZONE X=1517168.92 * Y=1489275.084 * Z=4957.502 * (NAVD 1988) G-G=0.999684167 Mapping Angle=-0°14'12.73" *U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 cartesianbrian@gmail.com

Lomas Boulevard NW (R/W Varies)

